

Delegated Report

Planning Application

Planning Application No: 20220045

Location: Open Space St Patricks Gardens Gravesend Kent

Description: Application for approval of condition 19 attached to planning permission reference number 20190503 relating to details of surface water drainage.

Applicant: Mr Jason Wild, Westridge Construction Ltd

Submitted Documents/Plans

Application Form;
Covering letter – 17th January 2022; and
Drainage Design and Information (July 2020).

Relevant Planning History

20190503 – Erection of one, four-storey flat block with ancillary spaces, associated car parking, landscaping and improvements to existing children's playground. The flat block will contain a total of 23 affordable units including 7 no. x 1 bedroom rented flats and 16 no. x 2 bedroom rented flats. **Permitted 27th September 2019.**

20200767 - Application for the approval of condition 4 attached to planning permission reference number 20190503 relating to the submission of a scheme for sustainable surface water drainage. **Permitted 04.09.2020**

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principles

Paragraph 33 of the NPPF (2021) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to

meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places
- 14 – Meeting the challenge of climate change, flooding and coastal change.

Consultations, Publicity and Representations

Consultation not required.

Officer's Analysis

Condition 19

No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework.

The following information has been submitted to discharge condition 19

- Application Form;
- Covering letter – 17th January 2022; and
- Drainage Design and Information (July 2020).

The submitted Drainage Design and Information report confirms an acceptable surface water drainage scheme for surface water drainage and infiltration. Furthermore, an acceptable SUDS scheme has been approved by the discharge of condition 4 under reference 20200767.

Below is an extract from Drainage Design and Information report.

Inline with the SUD's Hierarchy the most sustainable drainage technique which can be utilised on this site is infiltration techniques.

It is proposed to utilise a cellular soakaway within the rear carpark to the new flat block. The proposed soakaway will be located a minimum of 10m from the proposed building inline with the geotechnical report. This will provide the capacity for the proposed building and main car parking area. The lowest infiltration rate of $1.35 \times 10^{-5} \text{m/s}$ has been used for the basis of the design.

The two remote carparking areas will be drained via their own respective ring soakaway. These soakaway are to be positioned a minimum of 10m from the existing building, and the design has been based on the lowest infiltration rate of $1.35 \times 10^{-5} \text{m/s}$.

The landscaped area and playground will utilise permeable constructions, where chalk was recorded at shallower depths.

The surface water drainage system has been designed to cater for storm events up to and including 1 in 100yr +40% climate change events. With all water stored below ground.

The proposed development will follow the existing contours of the land. This will ensure that overland flow paths remain unaltered as a result of the development.

A drainage maintenance schedule is included within the Appendices of this document, highlighting the operations which should be undertaken so that the system remains in optimal condition.

Please read all WGC detailed design drawings and calculations listed below, in conjunction with the text above

No further information is required and the details submitted satisfy the requirements of condition 19.

Conclusion & Recommendation

Discharge Condition 19

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	25th January 2022	Dated:	25 January 2022